



Stable Cottage, Barr

Experience the tranquillity and natural beauty of rural South Ayrshire in this charming three-bedroom detached cottage, ideally situated on the edge of the picturesque village of Barr. Stable Cottage combines traditional character with modern comforts, nestled within generous garden grounds and accompanied by an additional 2.9 acres of woodland. The home enjoys stunning, far-reaching views across its surroundings, while a peaceful river flows along the lower boundary creating a secluded and truly idyllic setting. There is also excellent potential to extend or further develop the property, subject to the necessary planning consents. With its generous land, beautiful outlooks and wonderfully serene location, Stable Cottage is a rare opportunity within easy reach of Barr village and the wider South Ayrshire countryside.



On entering the property, you are welcomed by a bright entrance hallway with a staircase leading to the first floor. Located just off the entrance hall is a useful cloakroom, providing the perfect place to store your wellies and coats after a day exploring the countryside. From the entrance hall, you reach the main living area, a spacious room filled with natural light from four windows that offer fantastic views across the garden grounds. This inviting space also features a characterful fireplace with a log-burning stove perfect for cosy winter evenings.

Continuing along the main hallway toward the rear of the property, you will find a generous dining room providing access to both the conservatory and the stylish modern kitchen. The large dining area offers excellent flexibility for everyday family dining or entertaining, further enhanced by double doors opening into the conservatory. The conservatory, located just off the dining room, provides wonderful views over the lower garden grounds and the river. An external door leads out to a timber decking area, the perfect spot to enjoy a morning coffee while taking in the stunning scenery. The modern kitchen is fitted with an extensive range of contemporary wall and floor-mounted units, complemented by stylish worktops and splashbacks. Integrated appliances include a fan oven with separate grill, induction hob, and space for white goods, combining practicality with a high-end finish. A utility room is located to the rear of the hallway, offering a practical space for daily laundry tasks.

Sleeping accommodation comprises three double bedrooms. Bedroom One is a generous master bedroom on the first floor, enjoying views over the front garden and benefiting from a contemporary tiled en-suite shower room. This floor also includes a discreet office space overlooking the front of the property ideal for home working. Bedrooms Two and Three are located on the ground floor off the rear hall, both enjoying spectacular views across the gardens.

Completing the internal accommodation is a large family bathroom, fitted with a bath, WC and wash-hand basin the perfect place to relax after a long day.

The property also benefits from a large attic space, accessed via a staircase at the rear of the hallway. This area offers excellent potential for further accommodation, subject to the appropriate consents.

Externally, the property includes a large Dutch barn, a block-built outbuilding, and a bothy. The extensive garden grounds surround the home and are mainly laid to grass, with several seating areas thoughtfully positioned to capture the summer sun. The grounds also enjoy beautiful views across the river, offering the tranquil sounds of flowing water and surrounding wildlife, creating a wonderfully peaceful outdoor environment. A long driveway leads to two substantial hard-standing areas, providing parking for several vehicles.

In total, the garden grounds extend to approximately 3.1 acres approximately, and the property also includes a separate woodland area measuring around 2.9 acres approximately, a natural haven for wildlife and ideal for woodland walks.

This peaceful setting is perfect for those who enjoy outdoor pursuits such as walking, cycling, or exploring the nearby Galloway Forest Park, while still offering convenient access to Girvan, the wider South Ayrshire area, and excellent transport links.

Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3162

Below: Living Room



Below: Entrance Hall



Below: Dining Area



Below: Conservatory



Below: Kitchen



Below: Kitchen



Below: Utility



Below: Stairs and Office on First Floor



Below: Bedroom One



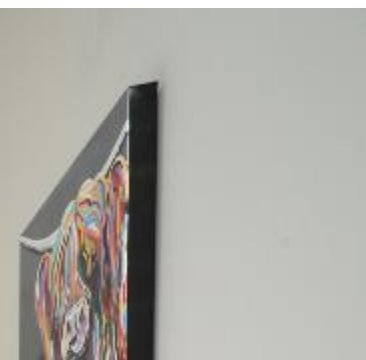
Below: Ensuite Shower Room



Below: Bedroom Three



Below: Bedroom Two



Below: Bathroom



Below: Bothy and decking area



Below: Garden Grounds



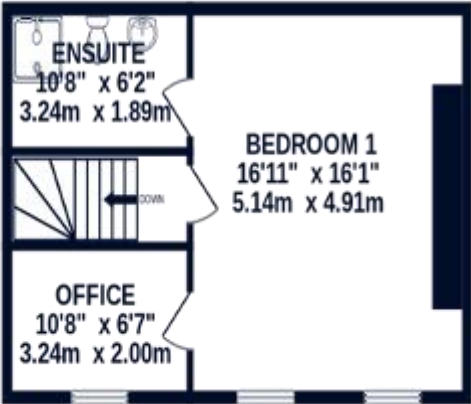
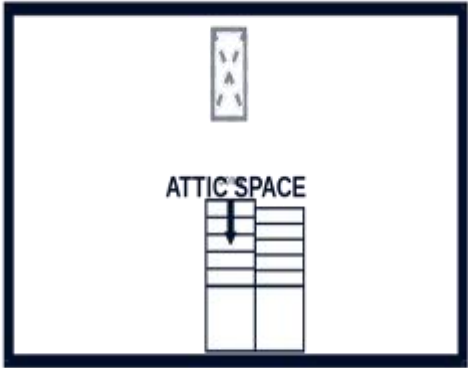


ACCOMMODATION LAYOUT

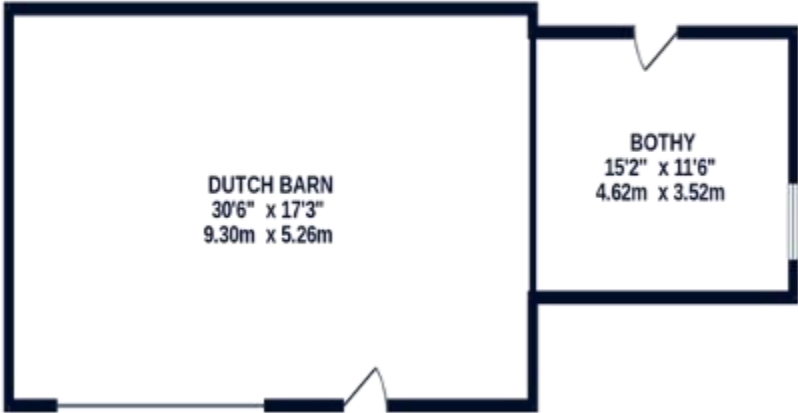
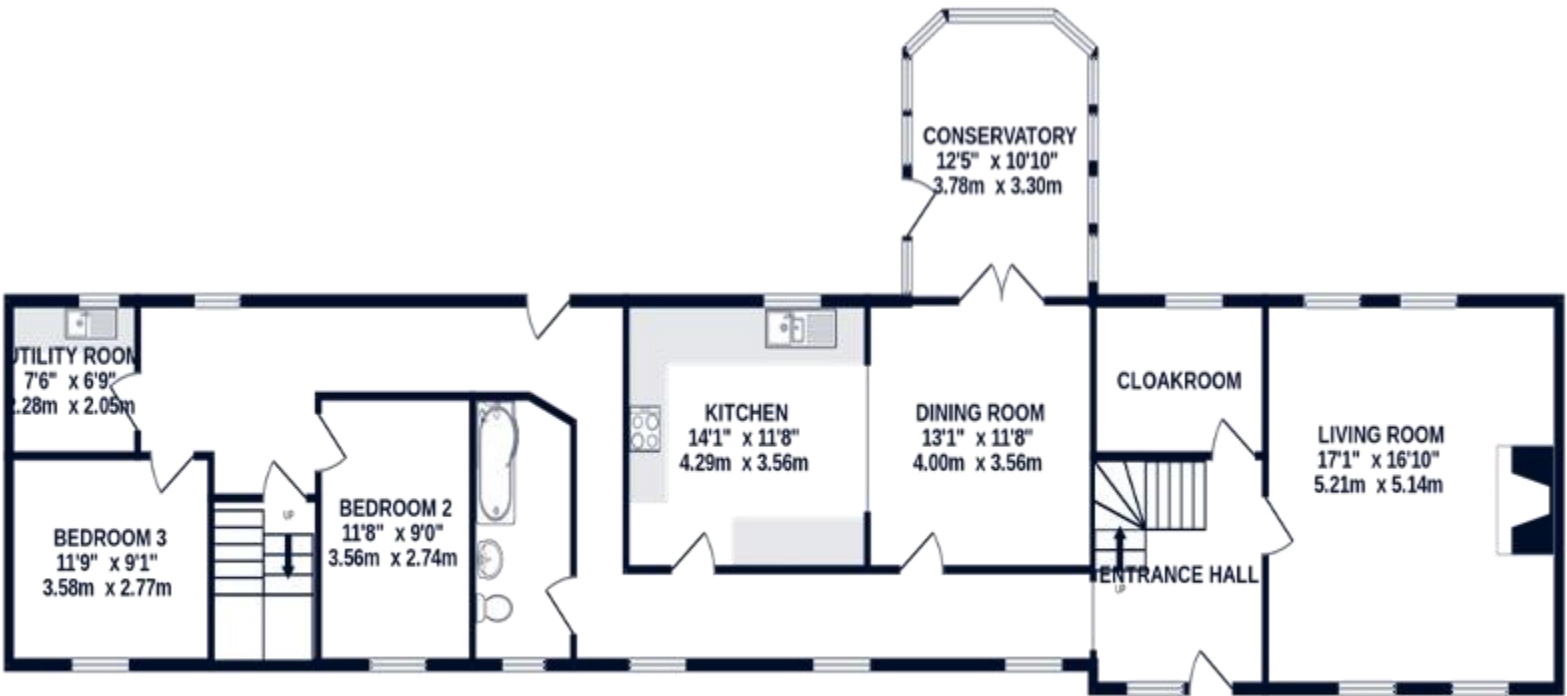
NOTE:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FIRST FLOOR



GROUND FLOOR



Below: Garden Grounds



Below: Garden Grounds





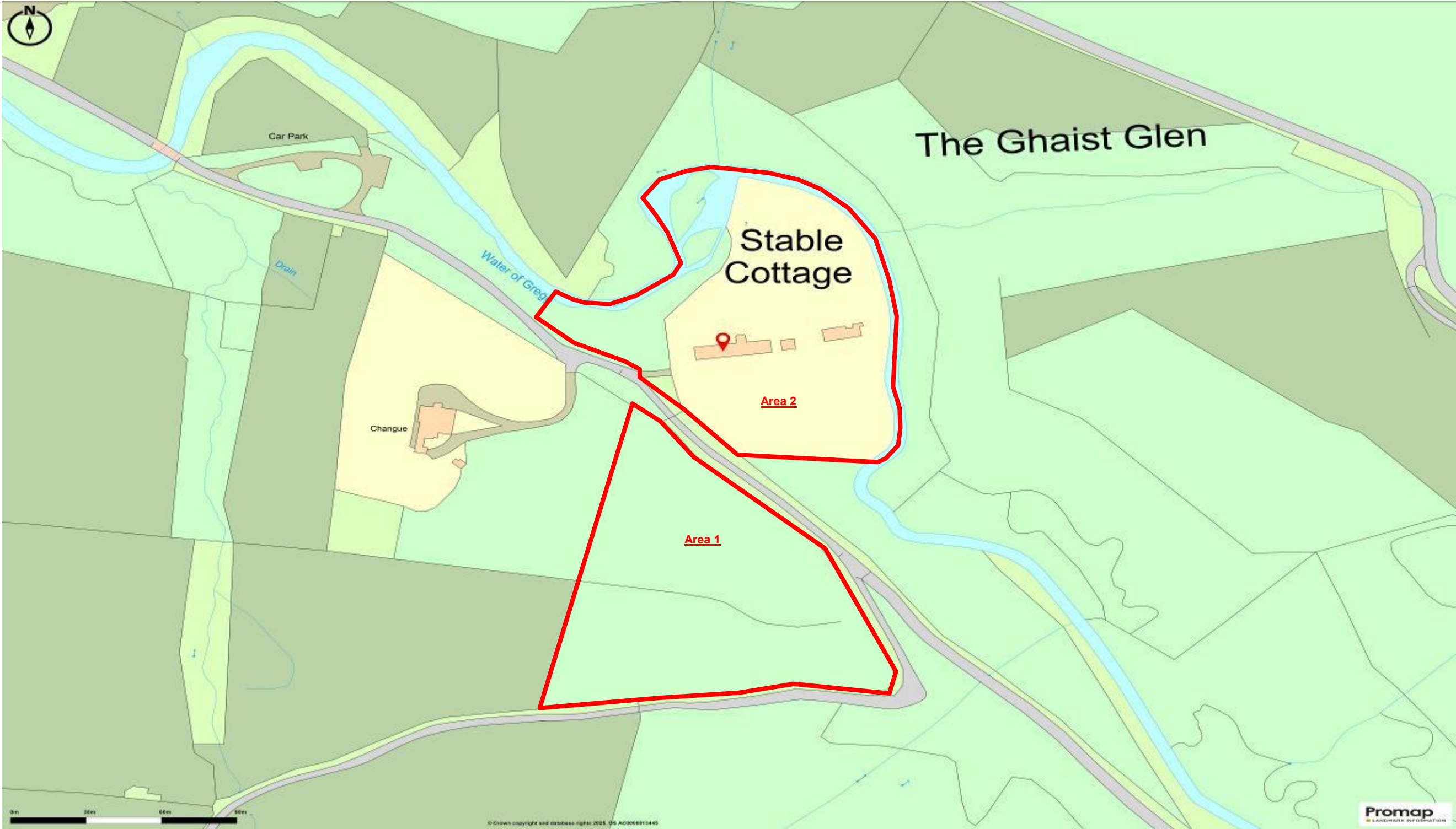
Below: Property Boundary

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Whilst every attempt has been made to ensure the accuracy of area boundary map here, measurements area approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Area 1 = 2.89 Hectares Approximately

Area 2 = 3.1 Hectares Approximately





GENERAL REMARKS

Services:
The property has mains water and electricity. Heating is by oil central heating. Sewerage is a septic tank. The property windows are double glazed.

EER Rating:
EER: D(66)

Council Tax:
The property is band E and the amount of council tax payable for 2025/2026 is £2,795.84
South Ayrshire Council Tel: 0300 123 0900.

Viewing:
Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715 065 or Email girvan@bruachproperty.com

Possession:
Vacant possession and entry will be given on completion.

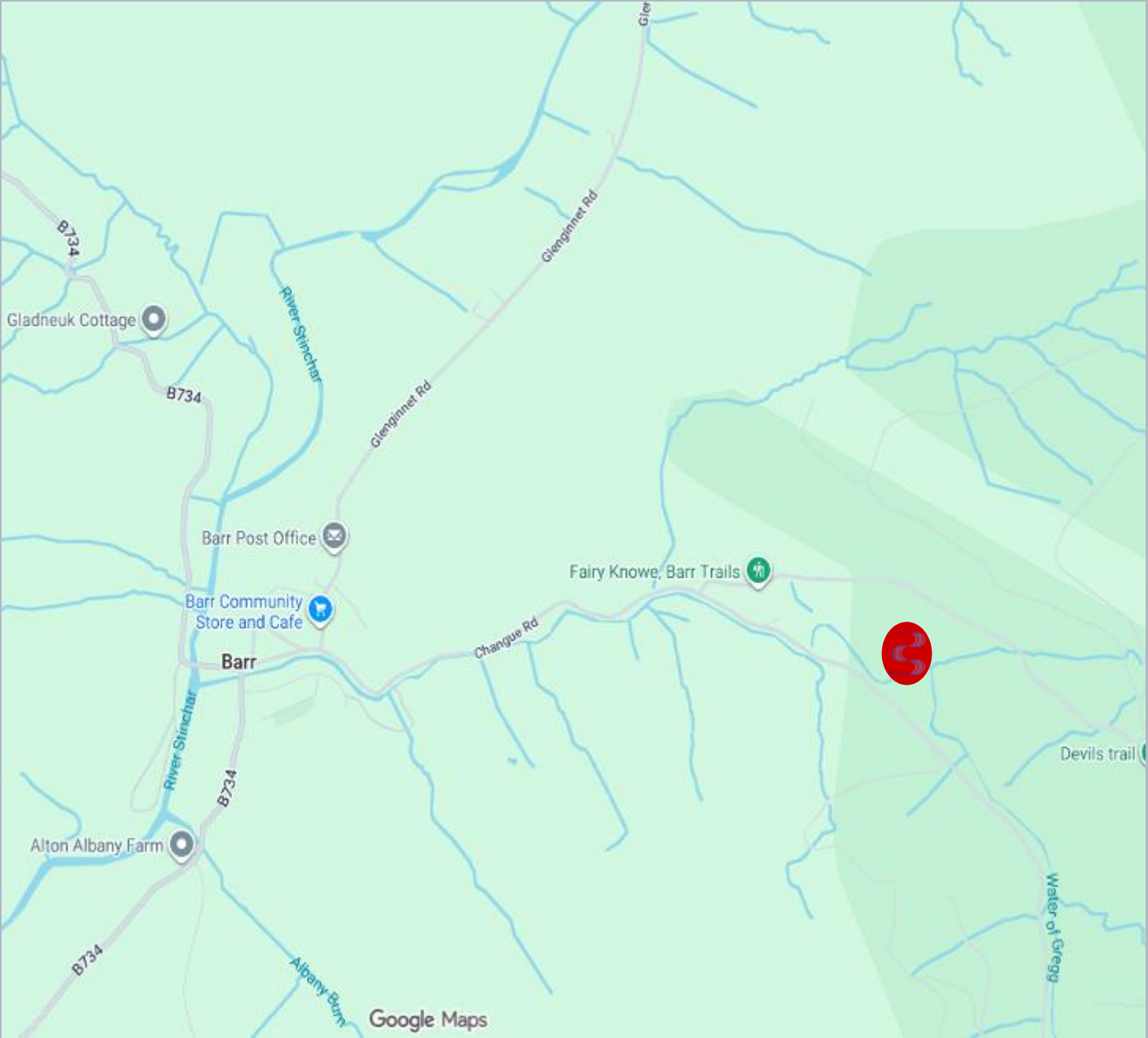
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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